

# **EXHIBIT C**



02/14/2025

Big Lots Stores, Inc.  
 Big Lots Stores, Inc.  
 Attn: Accounts Payable  
 4900 East Dublin Granville Rd.  
 Columbus, OH 43081

**RE: Recovery Reconciliation for the period 01/24 - 12/24 - Cross Creek Plaza - 5000-304, 320-332B Robert Smalls Parkway**

Dear Big Lots Stores, Inc.,

Please be advised that your account has been billed (or credited) as shown below. Please note the amounts due reflect the difference between the Pro-rata shares of CAM, RE Taxes, and Insurance and the amounts **BILLED MONTHLY** (if any) for each item during the prior year. The calculations for this amount are as shown below.

<b>Lease Area</b>	<b>33,796.00</b>					<b>Lease Start</b>	<b>07/22/2021</b>		
<b>Property Area</b>	<b>243,863.00</b>								
<b>Recovery Group</b>	<b>Expense Pool</b>	<b>Current Expense</b>	<b>Prorata Share (%)</b>	<b>Your Share</b>	<b>CAP Adjustment</b>	<b>Recovery Charge</b>	<b>Total Billed</b>	<b>Amount Owed</b>	<b>Days Occupied</b>
CAM	cammgmt	171,360.22	13.86	23,748.13	0.00	23,748.13	25,098.72	-1,350.59	366
CAM	uncontro	26,181.93	13.86	3,628.45	0.00	3,628.45	3,834.84	-206.39	366
INS	ins	116,248.00	13.86	16,110.35	0.00	16,110.35	0.00	16,110.35	366
RE Taxes	tax	461,158.83	13.86	63,910.16	0.00	63,910.16	0.00	63,910.16	366

**Total Due** **78,463.53**

Checks should be made payable to: USPG Portfolio Eight, LLC  
 Checks should be mailed to: PO Box 64-5781  
 Cincinnati, OH 45264-5781

Unless otherwise stated in your lease, payments are due within 15 days of receipt of this invoice. If a refund is due to you, please take the credit against your next rental payment. Should you have any questions regarding the above calculations, please contact landlord.

Sincerely,

USPG Portfolio Eight, LLC  
 Accounts Receivable  
 Email: AR@USPGINC.COM  
 Phone: (614) 472-2901

## Recovery Calculation

Property Code: c01 Expense Year End: 12/2024

Units	Unamortized Typ	Recovery Group	Expense Pool	Expense	Admin %	Expense after Admin Fee	Anchor Group	Anchor Deduction	Total Expenses	No of Days	Numerator Area	Denominator Area	% Share	Share of Expenses	Share Minimum	Share Cap	Total Share	Total Estimate	Amount Due										
(b)(1)-(4) - Big Lots Stores, Inc.																													
00180	Original Lease	CM	carrryint	171,360.22	0.00	171,360.22		0.00	171,360.22	366	33,796.00	243,863.00	13.86	23,748.13	0.00	35,634.66	23,748.13	25,098.72	-1,350.59										
00180	Original Lease	CM	uncontro	26,181.93	0.00	26,181.93		0.00	26,181.93	366	33,796.00	243,863.00	13.86	3,628.45	0.00	5,444.58	3,628.45	3,834.84	-206.39										
00180	Original Lease	INS	ins	116,248.00	0.00	116,248.00		0.00	116,248.00	366	33,796.00	243,863.00	13.86	16,110.35	0.00	0.00	16,110.35	0.00	16,110.35										
00180	Original Lease	RE Taxes	tax	461,158.83	0.00	461,158.83		0.00	461,158.83	366	33,796.00	243,863.00	13.86	63,910.16	0.00	0.00	63,910.16	0.00	63,910.16										
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Property: Cross Creek Plaza(ccp1), Area :Gross Lease, Lease Name :Big Lots Stores, Inc (bigl5440), Year : 12/2024

Expense Detail By Pool		
Expense Pool	Description	Total Expenses
cammgmt		
	Parking Lot Painting	16,490.00
	Parking Lot Asphalt - R/M	20,470.00
	Sprinkler Inspections	773.82
	Fire Alarm - Inspection	696.45
	Fire Alarm - R/M	997.00
	Fire Alarm - Monitoring Services	2,880.00
	Lighting - Exterior Building Lights	580.00
	Lighting - Parking Lot	5,645.00
	Parking Lot Signs	808.30
	Storm Drain Repair	800.00
	Sanitary Sewer Repair	95.00
	Exterior Housekeeping	24,290.00
	Exterior Powerwashing	8,348.92
	Exterior Plumbing	575.00
	Backflow - Inspections	510.73
	Landscaping - Contract	42,360.00
	Landscaping - Non-Contract	19,555.00
	Parking Lot Sweeping	24,000.00
	Bulk Trash Removal	600.00
	Interior Housekeeping	95.00
	Exterminator Service	410.00
	Locksmith - Shared Rooms	380.00
	Depreciation Exp. - Recoverable Capital	0.00
<b>Total for cammgmt</b>		<b>171,360.22</b>
<b>Adjusted Total for cammgmt</b>		<b>171,360.22</b>
ins		
	Property Insurance	101,360.28
	Liability Insurance	14,887.72
<b>Total for ins</b>		<b>116,248.00</b>
<b>Adjusted Total for ins</b>		<b>116,248.00</b>
tax		
	Real Estate Tax Expense	461,158.83
<b>Total for tax</b>		<b>461,158.83</b>
<b>Adjusted Total for tax</b>		<b>461,158.83</b>
uncontro		
	CAM - Electric	26,048.43
	CAM - Storm Water	0.00
	CAM - Fire Protection Sprinkler	133.50
<b>Total for uncontro</b>		<b>26,181.93</b>
<b>Adjusted Total for uncontro</b>		<b>26,181.93</b>
<b>Total Expenses</b>		<b>774,948.98</b>
<b>Adjusted Total Expenses</b>		<b>774,948.98</b>

**Cross Creek Plaza**

<b>Tax Parcel</b>	<b>Amount</b>
1 R122-029-000-182B-0000	276,096.60
2 R122-029-000-182A-0000	177,735.11
3 R122-029-000-0184-0000	7,321.28
4 SI170037399	5.84

Tax Appeal Costs	-
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<b>Total RE Taxes</b>	<b>461,158.83</b>
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16394296-78867-1-1-2



BEAUFORT COUNTY TREASURER  
PO DRAWER 487  
BEAUFORT, SC 29901-0487  
ELECTRONIC SERVICE REQUESTED  
[www.BeaufortCountyTreasurer.com](http://www.BeaufortCountyTreasurer.com)

USPG, INC.

NOV 18 2024

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## 2024 BEAUFORT COUNTY PROPERTY TAX BILL

\*\*\*\*\*AUTO\*\*ALL FOR AADC 430  
16394296 8706-PTN 78867 1 1 1



C/O US PROPERTIES GROUP INC ATTN LEGAL D  
USPG PORTFOLIO EIGHT LLC  
3665 FISHINGER BLVD  
HILLIARD OH 43026-7558



Have a question about...

Real property or mobile homes?

Call 843-255-2400 or [Assessor@bcgov.net](mailto:Assessor@bcgov.net)

Business property, Personal property, Homestead or Military exemption?

Call 843-258-5434 or [BeaufortCountyAuditor@bcgov.net](mailto:BeaufortCountyAuditor@bcgov.net)

Your payment?

Call 843-341-8404 or [www.BeaufortCountyTreasurer.com](http://www.BeaufortCountyTreasurer.com)

Property ID (PIN)		Alternate ID (AIN)
R122 029 000 182B 0000		04463789
Description		Property Class Code
328 ROBERT SMALLS PKWY, TRACT B C D PB40 P43		ComImp Trade CommunityShopCtr
Acres	Assessment Ratio	Tax Authority Group
22.54	6.00%	120-BEAUFORT CITY

Where Your Tax Dollars Go			
The tax amount for each fund listed in the description below is calculated by multiplying the taxable value by the millage rate. This does not apply to "fee" amounts.			
Description	Millage	Taxable Value	Tax/Fee
COUNTY OPERATIONS	0.05330	902,260	48,690.46
COUNTY DEBT	0.00320	902,260	2,687.23
RURAL & CRITICAL LANDS	0.00300	902,260	2,706.78
SCHOOL - OPERATIONS	0.12180	902,260	108,895.27
SCHOOL - DEBT	0.03630	902,260	32,752.04
CITY OF BEAUFORT OPERATIONS	0.06030	902,260	54,406.28
CITY OF BEAUFORT DEBT	0.01350	902,260	12,270.74
Stormwater COUNTY FEE			688.80
Stormwater MUNICIPAL/DISTRICT FEE			12,399.00
TOTALS	0.29150	902,260	276,096.60

Values And Prior Year Information	
Appraised Value	15,613,300
Capped Value	15,037,745
Homestead Exemption Value	0
Other Exemption Value	0
Taxable Value	902,260
Prior Year Tax/Fees	276,698.26

How Your Taxes Are Calculated	
Taxable Value	902,260
x Millage Rate	0.29150
Tax Amount	263,008.80
- School Tax Credit (Primary Residence Only)	0.00
+ Fees	13,087.80
+ Prior Unpaid Taxes/Fees/Penalties	0.00
- Installment Payments	0.00

**TOTAL AMOUNT DUE: \$276,096.60**  
**DUE BY: January 15, 2025**

**SAVE TIME.  
GO ONLINE.**  
[myBeaufortCounty.com](http://myBeaufortCounty.com)



## 2024 BEAUFORT COUNTY PROPERTY TAX BILL

Tax Year	AIN	RevObjID	Property ID (PIN)	Property Address	Total Amount Due
2024	04463789	0004463789	R122 029 000 182B 0000	328 ROBERT SMALLS PKWY, City of Beaufort	\$276,096.60

Owner as of January 1, 2024 USPG PORTFOLIO EIGHT LLC

Include on your check your Phone Number, PIN and RevObjID.  
Make your check payable to Beaufort County Treasurer.

PAYABLE NOW THRU 01/15/2025 \$276,096.60  
THEN PENALTIES APPLY...  
IF RECEIVED AFTER 01/15/2025 (3%) \$284,379.50  
IF RECEIVED AFTER 02/03/2025 (10%) \$303,706.26  
IF RECEIVED AFTER 03/17/2025 (15%) \$317,511.09  
IF RECEIVED AFTER 03/31/2025 (\$250) \$317,761.09  
IF RECEIVED AFTER 09/02/2025 (\$150) \$317,911.09

C/O US PROPERTIES GROUP INC ATTN LEGAL D  
USPG PORTFOLIO EIGHT LLC  
3665 FISHINGER BLVD  
HILLIARD OH 43026-7558

Beaufort County RPA  
PO BOX 105176  
ATLANTA GA 30348-5176



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16394296-7888-1-1-2



BEAUFORT COUNTY TREASURER  
PO DRAWER 487  
BEAUFORT, SC 29901-0487  
ELECTRONIC SERVICE REQUESTED  
[www.BeaufortCountyTreasurer.com](http://www.BeaufortCountyTreasurer.com)

USPG, INC.

NOV 18 2024

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## 2024 BEAUFORT COUNTY PROPERTY TAX BILL

Have a question about...

Real property or mobile homes?

Call 843-255-2400 or [Assessor@bcgov.net](mailto:Assessor@bcgov.net)

Business property, Personal property, Homestead or Military exemption?

Call 843-258-5434 or [BeaufortCountyAuditor@bcgov.net](mailto:BeaufortCountyAuditor@bcgov.net)

Your payment?

Call 843-341-8404 or [www.BeaufortCountyTreasurer.com](http://www.BeaufortCountyTreasurer.com)

\*\*\*\*\*AUTO\*\*ALL FOR AADC 430

16394296 8706-P7N 78888 1 1 1



C/O US PROPERTIES GROUP LLC ATTN LEGAL D  
USPG PORTFOLIO EIGHT LLC  
3665 FISHINGER BLVD  
HILLIARD OH 43026-7558



Property ID (PIN)		Alternate ID (AIN)
R122 029 000 182A 0000		04027582
Description		Property Class Code
332 ROBERT SMALLS PKWY, BELK STORE & BEST BU		ComImp Trade CommunityShopCtr
Acres	Assessment Ratio	Tax Authority Group
10.14	6.00%	120-BEAUFORT CITY

Where Your Tax Dollars Go			
The tax amount for each fund listed in the description below is calculated by multiplying the taxable value by the millage rate. This does not apply to "fee" amounts.			
Description	Millage	Taxable Value	Tax/Fee
COUNTY OPERATIONS	0.05330	580,370	30,933.71
COUNTY DEBT	0.00320	580,370	1,857.18
RURAL & CRITICAL LANDS	0.00300	580,370	1,741.11
SCHOOL - OPERATIONS	0.12180	580,370	70,689.07
SCHOOL - DEBT	0.03630	580,370	21,067.43
CITY OF BEAUFORT OPERATIONS	0.06030	580,370	34,986.31
CITY OF BEAUFORT DEBT	0.01360	580,370	7,893.03
Stormwater COUNTY FEE			450.27
Stormwater MUNICIPAL/DISTRICT FEE			8,107.00
TOTALS	0.29150	580,370	177,735.11

Values And Prior Year Information	
Appraised Value	10,958,400
Capped Value	9,672,765
Homestead Exemption Value	0
Other Exemption Value	0
Taxable Value	580,370
Prior Year Tax/Fees	177,935.69

How Your Taxes Are Calculated	
Taxable Value	580,370
x Millage Rate	0.29150
Tax Amount	169,177.84
- School Tax Credit (Primary Residence Only)	0.00
+ Fees	8,557.27
+ Prior Unpaid Taxes/Fees/Penalties	0.00
- Installment Payments	0.00

**TOTAL AMOUNT DUE: \$177,735.11**  
**DUE BY: January 15, 2025**

**SAVE TIME.  
GO ONLINE.**

[myBeaufortCounty.com](http://myBeaufortCounty.com)



## 2024 BEAUFORT COUNTY PROPERTY TAX BILL

Tax Year	AIN	RevObjID	Property ID (PIN)	Property Address	Total Amount Due
2024	04027582	0004027582	R122 029 000 182A 0000	332 ROBERT SMALLS PKWY, City of Beaufort	\$177,735.11

Owner as of January 1, 2024 USPG PORTFOLIO EIGHT LLC

Include on your check your Phone Number, PIN and RevObjID.  
Make your check payable to Beaufort County Treasurer.

PAYABLE NOW THRU	01/15/2025	\$177,735.11
THEN PENALTIES APPLY...		
IF RECEIVED AFTER	01/15/2025 (3%)	\$183,067.16
IF RECEIVED AFTER	02/03/2025 (10%)	\$195,508.62
IF RECEIVED AFTER	03/17/2025 (15%)	\$204,395.38
IF RECEIVED AFTER	03/31/2025 (\$250)	\$204,645.38
IF RECEIVED AFTER	09/02/2025 (\$150)	\$204,795.38

C/O US PROPERTIES GROUP LLC ATTN LEGAL D  
USPG PORTFOLIO EIGHT LLC  
3665 FISHINGER BLVD  
HILLIARD OH 43026-7558

Beaufort County RPA  
PO BOX 105176  
ATLANTA GA 30348-5176



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BEAUFORT COUNTY TREASURER  
PO DRAWER 487  
BEAUFORT, SC 29901-0487  
ELECTRONIC SERVICE REQUESTED  
[www.BeaufortCountyTreasurer.com](http://www.BeaufortCountyTreasurer.com)

USPG, INC.

NOV 18 2024

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Call 843-258-5434 or [BeaufortCountyAuditor@bcgov.net](mailto:BeaufortCountyAuditor@bcgov.net)

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\*\*\*\*\*AUTO\*\*ALL FOR AADC 430

16394286 8706-PTN 76885 1 1 1



ATTN: LEGAL DEPARTMENT  
USPG PORTFOLIO EIGHT LLC  
3665 FISHINGER BLVD  
HILLIARD OH 43026-7558



Property ID (PIN)		Alternate ID (AIN)	
R122 029 000 0184 0000		05118428	
Description		Property Class Code	
304 ROBERT SMALLS PKWY, OUTPARCEL B PB40 P43		ComImp Trade RetFood	
Acres	Assessment Ratio	Tax Authority Group	
0.54	6.00%	120-BEAUFORT CITY	

  

Where Your Tax Dollars Go			
The tax amount for each fund listed in the description below is calculated by multiplying the taxable value by the millage rate. This does not apply to "fee" amounts.			
Description	Millage	Taxable Value	Tax/Fee
COUNTY OPERATIONS	0.05330	23,940	1,276.00
COUNTY DEBT	0.00320	23,940	76.61
RURAL & CRITICAL LANDS	0.00300	23,940	71.82
SCHOOL - OPERATIONS	0.12180	23,940	2,915.89
SCHOOL - DEBT	0.03630	23,940	869.02
CITY OF BEAUFORT OPERATIONS	0.06030	23,940	1,443.58
CITY OF BEAUFORT DEBT	0.01360	23,940	325.58
Stormwater COUNTY FEE			17.78
Stormwater MUNICIPAL/DISTRICT FEE			325.00
TOTALS	0.29150	23,940	7,321.28

Values And Prior Year Information	
Appraised Value	450,100
Capped Value	398,935
Homestead Exemption Value	0
Other Exemption Value	0
Taxable Value	23,940
Prior Year Tax/Fees	7,421.58

How Your Taxes Are Calculated	
Taxable Value	23,940
x Millage Rate	0.29150
Tax Amount	6,978.50
- School Tax Credit (Primary Residence Only)	0.00
+ Fees	342.78
+ Prior Unpaid Taxes/Fees/Penalties	0.00
- Installment Payments	0.00

**TOTAL AMOUNT DUE: \$7,321.28**  
**DUE BY: January 15, 2025**

**SAVE TIME.  
GO ONLINE.**  
[myBeaufortCounty.com](http://myBeaufortCounty.com)



## 2024 BEAUFORT COUNTY PROPERTY TAX BILL

Tax Year	AIN	RevObjID	Property ID (PIN)	Property Address	Total Amount Due
2024	05118428	0005118428	R122 029 000 0184 0000	304 ROBERT SMALLS PKWY, City of Beaufort	\$7,321.28

Owner as of January 1, 2024 USPG PORTFOLIO EIGHT LLC

Include on your check your Phone Number, PIN and RevObjID.  
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PAYABLE NOW THRU 01/15/2025 \$7,321.28  
THEN PENALTIES APPLY...  
IF RECEIVED AFTER 01/15/2025 (3%) \$7,540.92  
IF RECEIVED AFTER 02/03/2025 (10%) \$8,053.41  
IF RECEIVED AFTER 03/17/2025 (15%) \$8,419.47  
IF RECEIVED AFTER 03/31/2025 (\$250) \$8,669.47  
IF RECEIVED AFTER 09/02/2025 (\$150) \$8,819.47

ATTN: LEGAL DEPARTMENT  
USPG PORTFOLIO EIGHT LLC  
3665 FISHINGER BLVD  
HILLIARD OH 43026-7558

Beaufort County RPA  
PO BOX 105176  
ATLANTA GA 30348-5176



0005118428000073212800007540920000805341000084194700747



16394296-78894-1-1-2



BEAUFORT COUNTY TREASURER  
PO DRAWER 487  
BEAUFORT, SC 29901-0487  
ELECTRONIC SERVICE REQUESTED  
[www.BeaufortCountyTreasurer.com](http://www.BeaufortCountyTreasurer.com)

USPG, INC.

NOV 18 2024

RECEIVED

## 2024 BEAUFORT COUNTY PROPERTY TAX BILL

\*\*\*\*\*AUTO\*\*ALL FOR AADC 430  
16394296 8706-PTN 78894 1 1 1



USPG PORTFOLIO EIGHT LLC  
ATTN : LEGAL DEPT  
3665 FISHINGER BLVD  
HILLIARD OH 43026-7558



### Have a question about...

Real property or mobile homes?

Call 843-255-2400 or [Assessor@bcgov.net](mailto:Assessor@bcgov.net)

Business property, Personal property, Homestead or Military exemption?

Call 843-258-5434 or [BeaufortCountyAuditor@bcgov.net](mailto:BeaufortCountyAuditor@bcgov.net)

Your payment?

Call 843-341-8404 or [www.BeaufortCountyTreasurer.com](http://www.BeaufortCountyTreasurer.com)

Property ID (PIN)		Alternate ID (AIN)
SI170037399		227607191
Description		Property Class Code
330 ROBERT SMALLS PKWY Ste 24, SIGNS		020 Signs
Acres	Assessment Ratio	Tax Authority Group
0.00	10.50%	120-BEAUFORT CITY

Where Your Tax Dollars Go			
The tax amount for each fund listed in the description below is calculated by multiplying the taxable value by the millage rate. This does not apply to "fee" amounts.			
Description	Millage	Taxable Value	Tax/Fee
COUNTY OPERATIONS	0.05330	20	1.07
COUNTY DERT	0.00320	20	0.06
RURAL & CRITICAL LANDS	0.00300	20	0.06
SCHOOL - OPERATIONS	0.12180	20	2.44
SCHOOL - DEBT	0.03630	20	0.73
CITY OF BEAUFORT OPERATIONS	0.06030	20	1.21
CITY OF BEAUFORT DEBT	0.01360	20	0.27
TOTALS	0.29150	20	5.84

Values And Prior Year Information	
Appraised Value	200
Capped Value	200
Homestead Exemption Value	0
Other Exemption Value	0
Taxable Value	20
Prior Year Tax/Fees	5.85

How Your Taxes Are Calculated	
Taxable Value	20
+10% Failure to List Penalty	0
x Millage Rate	0.29150
Tax Amount	5.84
+25% Penalty for a False Return	0.00
- School Tax Credit (Primary Residence Only)	0.00
+ Fees	0.00
+ Prior Unpaid Taxes/Fees/Penalties	0.00
- Installment Payments	0.00

**TOTAL AMOUNT DUE: \$5.84**  
**DUE BY: January 15, 2025**

**SAVE TIME.  
GO ONLINE.**

[myBeaufortCounty.com](http://myBeaufortCounty.com)



## 2024 BEAUFORT COUNTY PROPERTY TAX BILL

Tax Year	AIN	RevObjID	Property ID (PIN)	Property Address	Total Amount Due
2024	227607191	0227607191	SI170037399	330 ROBERT SMALLS PKWY Ste 24	\$5.84

Owner as of January 1, 2024 USPG PORTFOLIO EIGHT LLC

Include on your check your Phone Number, PIN, and RevObjID  
Make your check payable to Beaufort County Treasurer

PAYABLE NOW THRU	01/15/2025		\$5.84
THEN PENALTIES APPLY...			
IF RECEIVED AFTER	01/15/2025	(3%)	\$6.02
IF RECEIVED AFTER	02/03/2025	(10%)	\$6.42
IF RECEIVED AFTER	03/17/2025	(15%)	\$6.72
IF RECEIVED AFTER	03/31/2025	(\$250)	\$256.72
IF RECEIVED AFTER	09/02/2025	(\$150)	\$406.72

USPG PORTFOLIO EIGHT LLC  
ATTN : LEGAL DEPT  
3665 FISHINGER BLVD  
HILLIARD OH 43026-7558

Beaufort County RPA  
PO BOX 105176  
ATLANTA GA 30348-5176



0227607191000000058400000006020000000642000000067200742

**Cross Creek Plaza**

<b>2023-2024</b>				<b>2024-2025</b>			
<b>Property</b>	<b>Liability</b>	<b>Umbrella</b>	<b>Total</b>	<b>Property</b>	<b>Liability</b>	<b>Umbrella</b>	<b>Total</b>
\$ 47,583.73	\$ 10,117.79	\$ 1,977.08	<b>59,678.60</b>	\$ 72,820.70	\$ 10,932.64	\$ 2,069.86	<b>85,823.20</b>
\$ 20,046.37	\$ 3,774.84	\$ 737.63	<b>24,558.85</b>	\$ 30,261.47	\$ 4,078.27	\$ 772.13	<b>35,111.87</b>
\$ 1,201.24	\$ 61.64	\$ 12.05	<b>1,274.93</b>	\$ 1,833.33	\$ 63.50	\$ 12.02	<b>1,908.85</b>
\$ 60.59	\$ -	\$ -	<b>60.59</b>	\$ 89.69	\$ -	\$ -	<b>89.69</b>
<b>\$ 68,891.93</b>	<b>\$ 13,954.27</b>	<b>\$ 2,726.76</b>	<b>85,572.97</b>	<b>\$ 105,005.19</b>	<b>\$ 15,074.41</b>	<b>\$ 2,854.01</b>	<b>122,933.61</b>
12.00	12.00	12.00		12.00	12.00	12.00	
5,740.99	1,162.86	227.23		8,750.43	1,256.20	237.83	
2.00	2.00	2.00		10.00	10.00	10.00	
<b>11,481.98</b>	<b>2,325.72</b>	<b>454.46</b>	<b>14,262.16</b>	<b>87,504.30</b>	<b>12,562.00</b>	<b>2,378.30</b>	<b>102,444.60</b>

	<b>1/2024-2/2024</b>	<b>3/2024-12/2024</b>	<b>Total</b>
Property	11,481.98	87,504.30	98,986.28
NFIP			2,374.00
Liability	2,325.72	12,562.00	14,887.72
Umbrella	454.46	2,378.30	2,832.76

**\$ 119,080.76**



**Make check payable to:** Huntington Insurance, Inc.  
**Lockbox:** L-3437  
 Columbus, OH 43260-0001

**FedEx and UPS Mail  
 Overnight to:** 5555 Cleveland Ave.  
 GW2W10/L-3437  
 Columbus, OH 43231

-----INVOICE-----

Cross Creek Plaza - "Belk" Building  
 3665 Fishinger Blvd.  
 Hilliard, OH 43026

**Invoice Date:** 03/01/2023  
**Client Code:** USPRO  
**Bill-To Code:**

**Amount Remitted:** \_\_\_\_\_

*Please return this portion with your payment*

Policy Period	Policy Number	Coverage Description	Transaction Amount
03/01/23 to 03/01/24	USC029753230	Property Annual Premium	\$47,583.73
03/01/23 to 03/01/24	CMM133853R	General Liability Annual Premium	\$10,117.79
03/01/23 to 03/01/24	CMM133853R	Umbrella Annual Premium	\$1,977.08
<p>Cross Creek Plaza - "Belk" Building            328-332B Robert Smalls Parkway            Beaufort, SC 29906</p>			
<b>Total Amount Due:</b>			<b>\$59,678.60</b>



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 Columbus, OH 43260-0001

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 GW2W10/L-3437  
 Columbus, OH 43231

-----INVOICE-----

Cross Creek Plaza - "Belk" Building  
 3665 Fishinger Blvd.  
 Hilliard, OH 43026

**Invoice Date:** 03/01/2024  
**Client Code:** USPRO  
**Bill-To Code:**

**Amount Remitted:** \_\_\_\_\_

*Please return this portion with your payment*

Policy Period	Policy Number	Coverage Description	Transaction Amount
03/01/24 to 03/01/25	USC029753240	Property Annual Premium	\$72,820.70
03/01/24 to 03/01/25	CMM133853R	General Liability Annual Premium	\$10,932.64
03/01/24 to 03/01/25	CMM133853R	Umbrella Annual Premium	\$2,069.86
Cross Creek Plaza - "Belk" Building 328-332B Robert Smalls Parkway Beaufort, SC 29906			
<b>Total Amount Due:</b>			<b>\$85,823.19</b>



**Make check payable to:** Huntington Insurance, Inc.  
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 Columbus, OH 43260-0001

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 GW2W10/L-3437  
 Columbus, OH 43231

-----INVOICE-----

Cross Creek Plaza - "TJMaxx" Building  
 3665 Fishinger Blvd.  
 Hilliard, OH 43026

**Invoice Date:** 03/01/2023  
**Client Code:** USPRO  
**Bill-To Code:**

**Amount Remitted:** \_\_\_\_\_

*Please return this portion with your payment*

Policy Period	Policy Number	Coverage Description	Transaction Amount
03/01/23 to 03/01/24	USC029753230	Property Annual Premium	\$20,046.37
03/01/23 to 03/01/24	CMM133853R	General Liability Annual Premium	\$3,774.84
03/01/23 to 03/01/24	CMM133853R	Umbrella Annual Premium	\$737.63
Cross Creek Plaza - "TJMaxx" Building 320-330 Robert Smalls Parkway Beaufort, SC 29906			
<b>Total Amount Due:</b>			<b>\$24,558.85</b>



**Make check payable to:** Huntington Insurance, Inc.  
**Lockbox:** L-3437  
 Columbus, OH 43260-0001

**FedEx and UPS Mail Overnight to:** 5555 Cleveland Ave.  
 GW2W10/L-3437  
 Columbus, OH 43231

-----INVOICE-----

Cross Creek Plaza - "TJMaxx" Building  
 3665 Fishinger Blvd.  
 Hilliard, OH 43026

**Invoice Date:** 03/01/2024  
**Client Code:** USPRO  
**Bill-To Code:**

**Amount Remitted:** \_\_\_\_\_

*Please return this portion with your payment*

Policy Period	Policy Number	Coverage Description	Transaction Amount
03/01/24 to 03/01/25	USC029753240	Property Annual Premium	\$30,261.47
03/01/24 to 03/01/25	CMM133853R	General Liability Annual Premium	\$4,078.27
03/01/24 to 03/01/25	CMM133853R	Umbrella Annual Premium	\$772.13
Cross Creek Plaza - "TJMaxx" Building 320-330 Robert Smalls Parkway Beaufort, SC 29906			
<b>Total Amount Due:</b>			<b>\$35,111.87</b>



**Make check payable to:** Huntington Insurance, Inc.  
**Lockbox:** L-3437  
 Columbus, OH 43260-0001

**FedEx and UPS Mail Overnight to:** 5555 Cleveland Ave.  
 GW2W10/L-3437  
 Columbus, OH 43231

-----INVOICE-----

Cross Creek Plaza - Brusters  
 3665 Fishinger Blvd.  
 Hilliard, OH 43026

**Invoice Date:** 03/01/2023  
**Client Code:** USPRO  
**Bill-To Code:**

**Amount Remitted:** \_\_\_\_\_

*Please return this portion with your payment*

Policy Period	Policy Number	Coverage Description	Transaction Amount
03/01/23 to 03/01/24	USC029753230	Property Annual Premium	\$1,201.24
03/01/23 to 03/01/24	CMM133853R	General Liability Annual Premium	\$61.64
03/01/23 to 03/01/24	CMM133853R	Umbrella Annual Premium	\$12.05
Cross Creek Plaza - Brusters 304 Robert Smalls Parkway Beaufort, SC 29906			
<b>Total Amount Due:</b>			<b>\$1,274.93</b>





**Make check payable to:** Huntington Insurance, Inc.  
**Lockbox:** L-3437  
 Columbus, OH 43260-0001

**FedEx and UPS Mail Overnight to:** 5555 Cleveland Ave.  
 GW2W10/L-3437  
 Columbus, OH 43231

-----INVOICE-----

Cross Creek Plaza - Brusters  
 3665 Fishinger Blvd.  
 Hilliard, OH 43026

**Invoice Date:** 03/01/2024  
**Client Code:** USPRO  
**Bill-To Code:**

**Amount Remitted:** \_\_\_\_\_

*Please return this portion with your payment*

Policy Period	Policy Number	Coverage Description	Transaction Amount
03/01/24 to 03/01/25	USC029753240	Property Annual Premium	\$1,833.33
03/01/24 to 03/01/25	CMM133853R	General Liability Annual Premium	\$63.50
03/01/24 to 03/01/25	CMM133853R	Umbrella Annual Premium	\$12.02
Cross Creek Plaza - Brusters 304 Robert Smalls Parkway Beaufort, SC 29906			
<b>Total Amount Due:</b>			<b>\$1,908.85</b>



**Make check payable to:** Huntington Insurance, Inc.  
**Lockbox:** L-3437  
 Columbus, OH 43260-0001

**FedEx and UPS Mail Overnight to:** 5555 Cleveland Ave.  
 GW2W10/L-3437  
 Columbus, OH 43231

-----INVOICE-----

Cross Creek Plaza - ATM  
 3665 Fishinger Blvd.  
 Hilliard, OH 43026

**Invoice Date:** 03/01/2023  
**Client Code:** USPRO  
**Bill-To Code:**

**Amount Remitted:** \_\_\_\_\_

*Please return this portion with your payment*

Policy Period	Policy Number	Coverage Description	Transaction Amount
03/01/23 to 03/01/24	USC029753230	Property Annual Premium	\$60.59
		Cross Creek Plaza - ATM 304 Robert Smalls Parkway Beaufort, SC 29906	
<b>Total Amount Due:</b>			<b>\$60.59</b>



**Make check payable to:** Huntington Insurance, Inc.  
**Lockbox:** L-3437  
 Columbus, OH 43260-0001

**FedEx and UPS Mail Overnight to:** 5555 Cleveland Ave.  
 GW2W10/L-3437  
 Columbus, OH 43231

-----INVOICE-----

Cross Creek Plaza - ATM  
 3665 Fishinger Blvd.  
 Hilliard, OH 43026

**Invoice Date:** 03/01/2024  
**Client Code:** USPRO  
**Bill-To Code:**

**Amount Remitted:** \_\_\_\_\_

*Please return this portion with your payment*

Policy Period	Policy Number	Coverage Description	Transaction Amount
03/01/24 to 03/01/25	USC029753240	Property Annual Premium	\$89.69
03/01/24 to 03/01/25	CMM133853R	General Liability Annual Premium	\$0.00
03/01/24 to 03/01/25	CMM133853R	Umbrella Annual Premium	\$0.00
Cross Creek Plaza - ATM 304 Robert Smalls Parkway Beaufort, SC 29906			
<b>Total Amount Due:</b>			<b>\$89.69</b>



USPG, INC.

MAY 07 2024

RECEIVED



Mail To :

0501 2040017796000 R:4 002421 004124 001/002 R/47 R250



USPG PORTFOLIO EIGHT LLC  
3665 FISHINGER BOULEVARD  
ROBERT SMALLS PARKWAY  
HILLIARD OH 43026-7558



Agent : HUNTINGTON INSURANCE INC  
Huntington Insurance Inc  
440 POLARIS PARKWAY - SUITE 400  
WESTERVILLE, OH 43082  
(330) 262-6611

## RENEWAL NOTICE

Your flood insurance policy will expire 06/30/2024. Renewal premium is required to renew your policy.



Policy Number : SAF3000062568  
Policy Expiration Date : 06/30/2024 12:01 am  
Loan Number : N/A  
Notice Date : 05/01/2024  
Payor : Insured  
Insured Property Location :  
320 SUITE B, 322, 324 & 330 SUITE 21-25  
ROBERT SMALLS PARKWAY  
BEAUFORT, SC 29906

Coverage Options	Coverage Amounts	Deductibles		Premium	
		Contents	Building	Contents	
A. Current coverage	100,000.00	N/A	1,000.00	N/A	1,109.00
B. Increased coverage*	110,000.00	N/A	1,250.00	N/A	1,134.00

This renewal offer is being made on behalf of HOMESITE INSURANCE COMPANY

Follow the instructions below to pay your renewal premium online with a credit card or electronic check.

- Visit <https://sr.manageflood.com> and select "Make a Payment".
- Enter your policy information and follow the instructions to select your payment type and available coverage amounts if applicable.
- You will immediately receive a copy of your renewal declarations page.

See reverse of this notice for important additional information

IF PAYING BY CHECK OR MONEY ORDER PLEASE DETACH HERE AND SEND THIS PORTION WITH YOUR PAYMENT.



To pay by check or money order :

- Make payment for the exact amount of the coverage option you selected.
- Full payment is required for the option selected.
- Write your policy number on your check or money order.
- Return this portion in the attached return envelope.

Make check or money order payable to :

Insured Name : Uspg Portfolio Eight, Llc  
Renewal Date : 06/30/2024  
Policy No : SAF3000062568  
Bill ID : 29027397-236264865  
Select One: ☒ Option A ☐ Option B  
\$1,109 \$1,134

Amount Enclosed: \$ .00

HOMESITE INSURANCE COMPANY  
PO BOX 912470  
DENVER, CO 80291-2470

000029027397 000236264865 6



Wright National Flood Insurance Company  
A Stock Company  
P.O. Box 33003  
St. Petersburg, FL 33733-8003  
Customer Service: 1-800-820-3242  
Claims: 1-800-725-8472

WFL 99.023 0424  
1387637  
7/04/24

Policy Number  
39 1150551915 14

Expiration Date  
8/29/24 12:01 a.m. S.T.

2000 11523 FLD RGLR  
Date of Notice  
7/04/24

Agent (614)899-8500  
HUNTINGTON INSURANCE INC  
37 W BROAD ST # HP0700  
COLUMBUS OH 43215-4132

USPG PORTFOLIO EIGHT LLC  
3665 FISHINGER BLVD  
HILLIARD OH 43026-7558

### RENEWAL NOTICE

Your flood insurance policy is about to expire.  
Renewal premium is required to renew your policy.

**IMPORTANT:** Your policy currently receives an Annual Increase Cap Discount.  
If your policy lapses, you will lose the Annual Increase Cap Discount and your premium will be higher.  
For more information about your discount, please contact your agent listed above.

**Payor: Insured**

NFIP Policy Number 1150551915

**Property Address:**

328-330 ROBERT SMALLS PKWY STE  
332 ROBERT SMALLS PKWY  
BEAUFORT, SC 29906-4237

Thank you for being a valued Wright Flood policyholder!

**Please make your renewal payment on or before the expiration date shown above.**

*\*See page 2 of this notice for important information regarding the impacts of a lapse in coverage.*

**Renewing your policy is easy.** Submit your payment to Wright Flood by credit card or electronic funds online through the website: <https://www.myfloodpayment.com>. If paying by check, see the instructions on the remittance coupon below.

**Your coverage options are provided below.** You may keep your current coverage amounts or adjust your coverage for additional protection. If you have questions about your coverage options or your flood policy, please contact your insurance agent.

Please indicate one of the following options when submitting your payment:

Coverage Options	Coverages		Deductibles		Premium
	Building	Contents	Building	Contents	
A: CURRENT COVERAGE	\$101,000	\$0	\$1,250	N/A	\$1,265.00
B: INCREASED COVERAGE	\$112,000	N/A	\$1,250	N/A	\$1,332.00

Please **RETURN BOTTOM PORTION** along with your payment to the mailing address below.

**WRIGHT**

Please **WRITE POLICY NUMBER ON CHECK**

**Renewal Date:** 8/29/24

And make payable to: **Wright National Flood Insurance Company**

**Option A** ☒ **\$1,265.00**

**Insured:** USPG PORTFOLIO EIGHT LLC

**Option B** ☐ **\$1,332.00**

**To be paid by:** Insured

P.O. Box 33070  
St. Petersburg, FL 33733-8070



02000 11523 FLD\* RGLR 391150551915 14 00126500 RE 0133200 1

07336813911505519152418602

0000E

Insured

07930

